

Planning Statement

Application for Erection of 1.8m Boundary Fence 22 Pavilion Way, East Grinstead RH19 4SS

1. Introduction

This statement is submitted in support of a householder planning application for the erection of a 1.8m timber fence at 22 Pavilion Way, East Grinstead. The fence is proposed along the side boundary of the property, stopping at the front elevation of the dwelling.

Pre-application advice from Mid Sussex District Council confirmed that planning permission is required because the fence is adjacent to Pavilion Way, a public highway. The advice noted that the key planning consideration will be the effect on the character and appearance of the streetscene.

2. Site and Surroundings

The application site is a two-storey semi-detached dwelling located on the corner of Pavilion Way, within a residential estate characterised by a mix of modern housing and boundary treatments.

At present, the side garden of No.22 is unenclosed, resulting in an open and somewhat untidy appearance where vegetation and debris tend to accumulate. This area is highly visible from Pavilion Way and from the adjoining pedestrian footpath.

Other properties in Pavilion Way have established boundary fencing, including No.12 Pavilion Way, where a similar 1.8m fence was approved in 1999. This provides a direct precedent for the type and scale of fencing now proposed.

3. The Proposal

The application seeks permission for the erection of a 1.8m close-boarded timber fence to enclose the side garden of No.22, terminating at the front elevation of the dwelling.

The fence would:

- Be constructed in materials matching the existing side and rear boundary treatments.
- Be consistent in height and appearance with fencing already present in the wider street.

- Enclose private land within the applicant's ownership without encroaching on public land or pedestrian routes.
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4. Planning Policy Context

National Planning Policy Framework (NPPF)

Paragraph 130 of the NPPF requires developments to:

- Ensure that proposals are visually attractive and sympathetic to local character.
- Establish a high standard of amenity for existing and future users.
- Function well and add to the overall quality of the area.

The proposal aligns with these objectives by providing an improved boundary treatment, enhancing the streetscene, and creating a safe enclosed area for the household.

Mid Sussex District Plan (2014–2031)

- **Policy DP26 – Character & Design:** Requires development to be well-designed, respect local character, and create a sense of place.
- **Policy DP29 – Noise, Air & Light Pollution:** Supports development that avoids harm to public and residential amenity.
- **Policy DP35 – Sustainable Communities:** Supports measures that improve the quality of the built environment and provide for safe and inclusive use of land.

The proposal is consistent with these policies by respecting the residential character of Pavilion Way, improving visual quality, and providing safe, usable outdoor space.

5. Planning Assessment

Streetscene and Character

The proposed fence would be entirely in keeping with the character of the area, where timber fencing is a common boundary treatment. The design mirrors the existing fencing at the rear and side boundaries and is identical to the approved fencing at No.12 Pavilion Way.

By enclosing the side garden, the development would replace the current open and untidy frontage with a well-defined, maintained boundary, thereby enhancing the visual quality of the streetscene.

Residential Amenity

The proposal would not result in any loss of light, outlook, or privacy to neighbouring dwellings. The fence is aligned with the side elevation of the host property and does not extend forward of the principal elevation.

Highway and Pedestrian Safety

The fence would not obstruct pedestrian routes or visibility splays. The side garden does not serve as a vehicle access, and the proposed fence would have no impact on highway safety.

Functional Need

The proposal provides a safe enclosed area for the applicant's grandchildren to play and for keeping a dog. This contributes positively to the quality and usability of the private amenity space.

6. Conclusion

The proposed boundary fence at 22 Pavilion Way is a modest and well-considered development that will:

- Be visually in keeping with the established character of the estate.
- Replace an open and untidy frontage with a defined boundary that enhances the streetscene.
- Cause **no harm to residential or public amenity, nor to highway** safety.
- Deliver functional benefits for the applicant's family while improving the external appearance of the property.

The proposal is consistent with the NPPF and relevant policies of the Mid Sussex District Plan, including DP26 (Design). It is therefore respectfully requested that planning permission be granted.